



Greater Toronto Area High Rise Projects

New Homes Monthly Report
May 2026

GTA Overview

Altus Data Solutions Monthly Market Report - GTA New Homes Overview

Monthly Sales	May-26		May-25		Change	
High Rise	193		162		19.1%	
Low Rise	830		226		267.3%	
Total	1,023		388		163.7%	
Year to Date Sales	Jan.-May. 2026		Jan.-May. 2025		Y/Y Change	
High Rise	1,108		788		40.6%	
Low Rise	3,015		1,260		139.3%	
Total	4,123		2,048		101.3%	
Year to Date Supply	Jan.-May. 2026		Jan.-May. 2025		Y/Y Change	
High Rise	288		560		-48.6%	
Low Rise	3,100		1,688		83.6%	
Total	3,388		2,248		50.7%	
Year to Date Completions	Jan.-May. 2026		Jan.-May. 2025		Y/Y Change	
High Rise	7,652		9,850		-22.3%	
Remaining Inventory	May-26	Apr-26	May-25	M/M Change	Y/Y Change	
High Rise	13,138	13,321	15,574	-1.4%	-15.6%	
Low Rise	5,625	5,741	5,296	-2.0%	6.2%	
Total	18,763	19,062	20,870	-1.6%	-10.1%	
Benchmark Price	May-26	Apr-26	May-25	M/M Change	Y/Y Change	
High Rise	\$1,029,489	\$1,029,164	\$1,021,339	0.0%	0.8%	
Low Rise	\$1,427,543	\$1,421,835	\$1,505,539	0.4%	-5.2%	
Projects	New Openings	All Active	Under Const.	Pre-Const.		
High Rise Projects	1	297	131	69		
High Rise Units	136	77,205	44,427	15,704		
% Sold*	n.a.	83%	80%	51%		
Low Rise Projects	11	263				
Low Rise Units	193	33,728				
% Sold*	23%	83%				

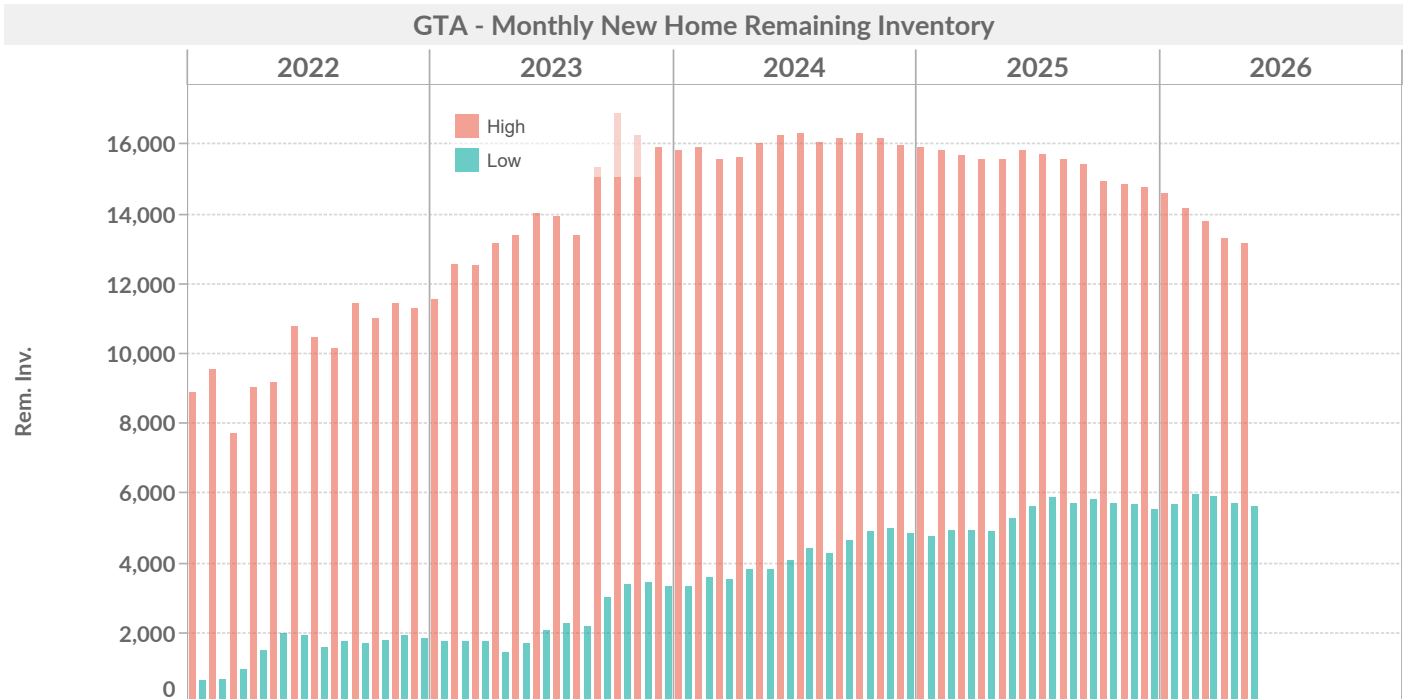
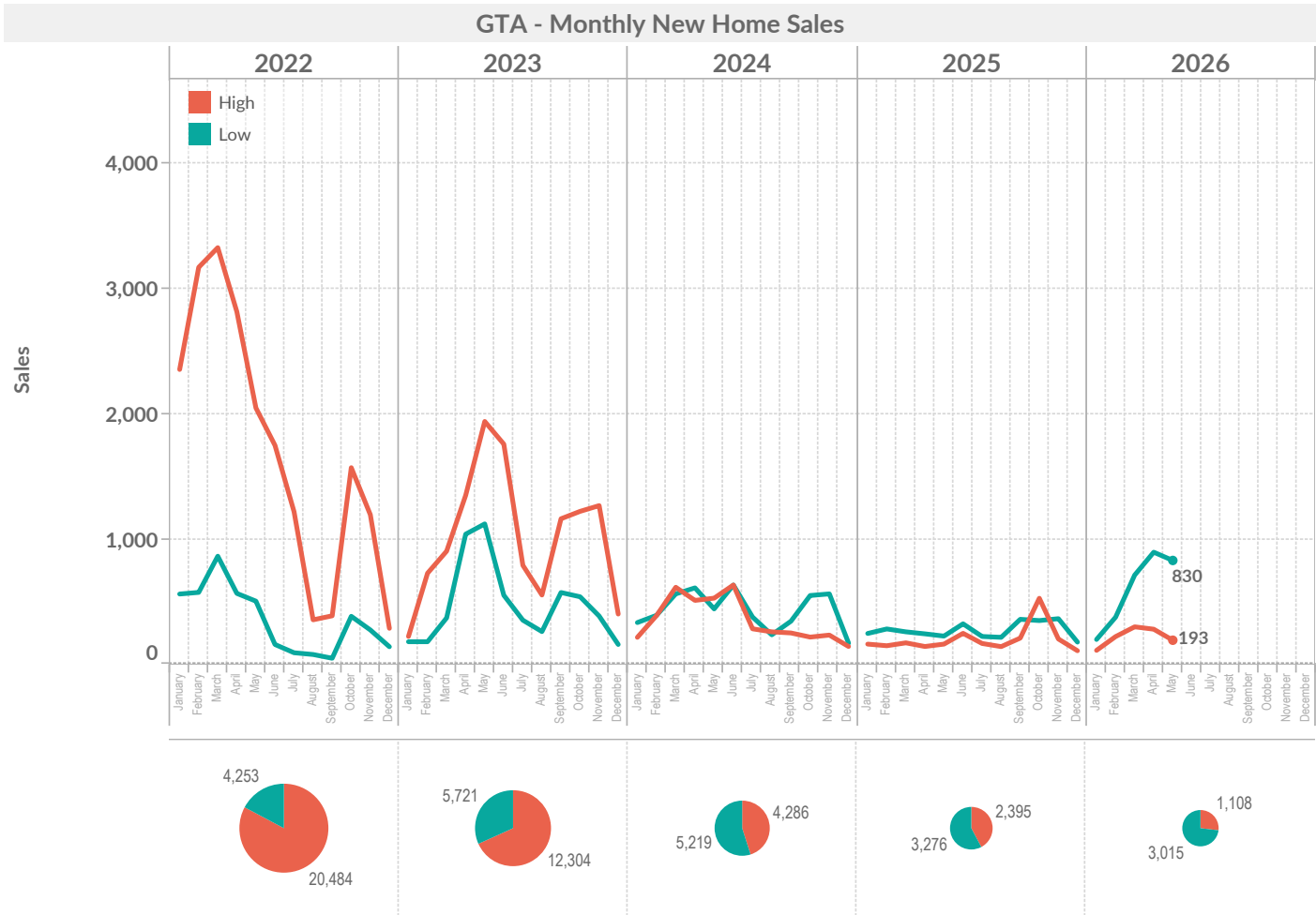
* Condominium projects opening within the last 10 days of the month cannot register firm sales. This calculation uses only those projects opening early enough to record firm sales.

All Active includes all projects actively marketing available remaining inventory regardless of their construction status.

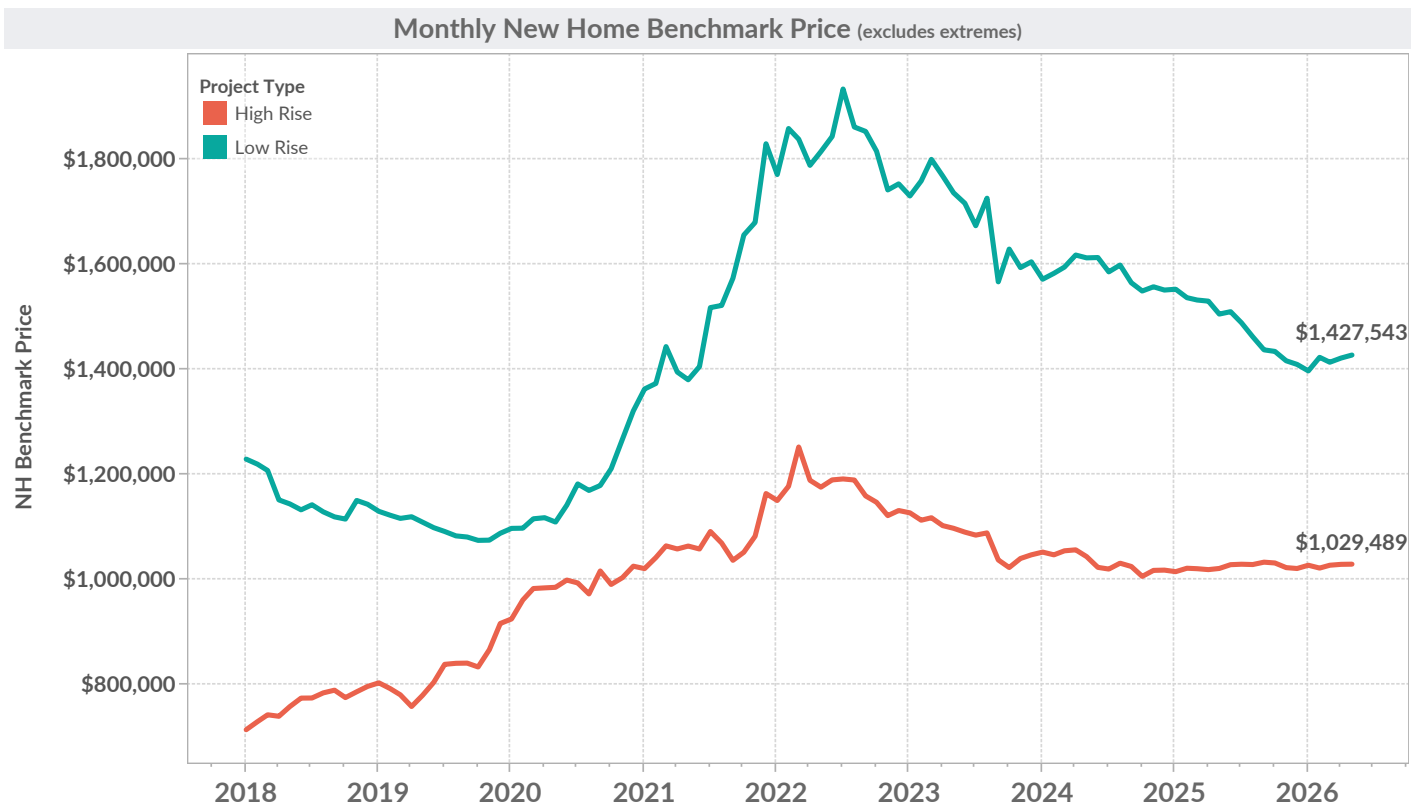
Under Construction includes all projects, regardless of whether sold out or not, that are currently under construction.

Pre-Construction includes all projects, regardless of whether sold out or not, that have not commenced construction.

Sales & Remaining Inventory

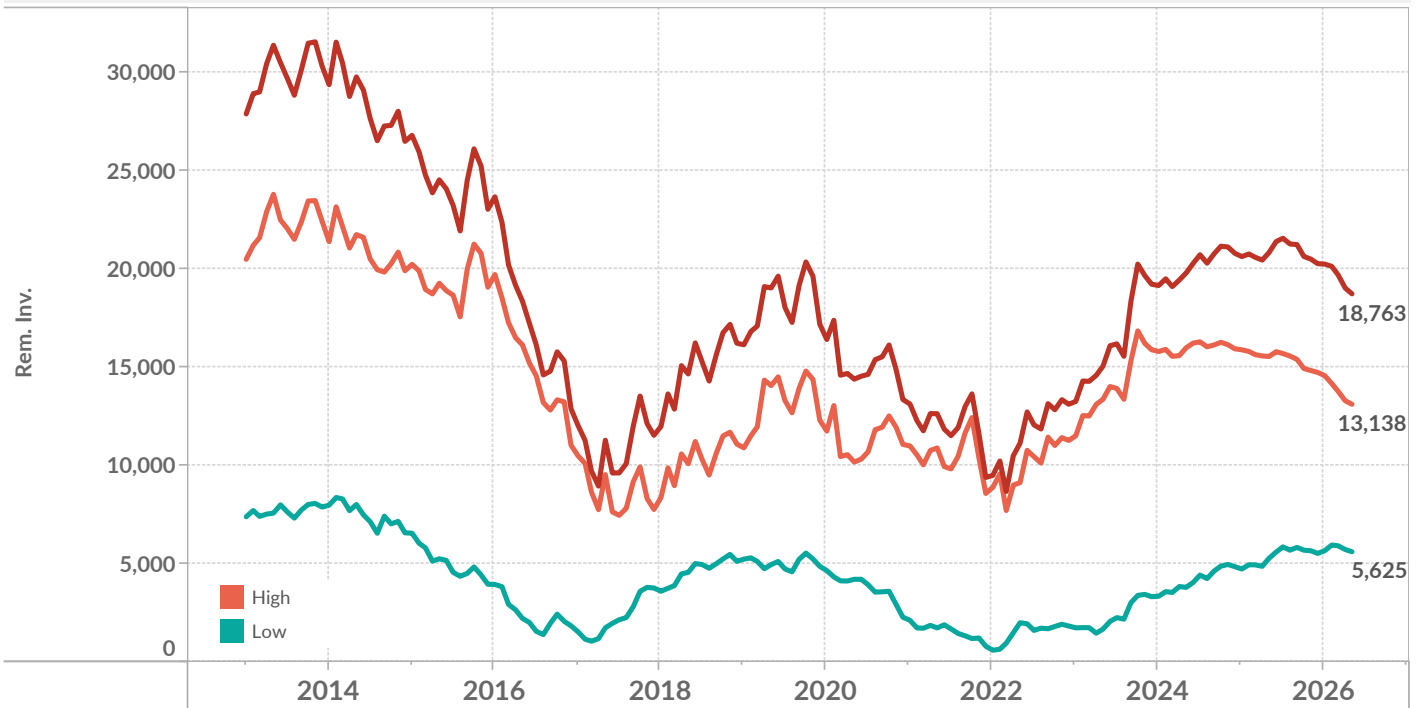


Pricing

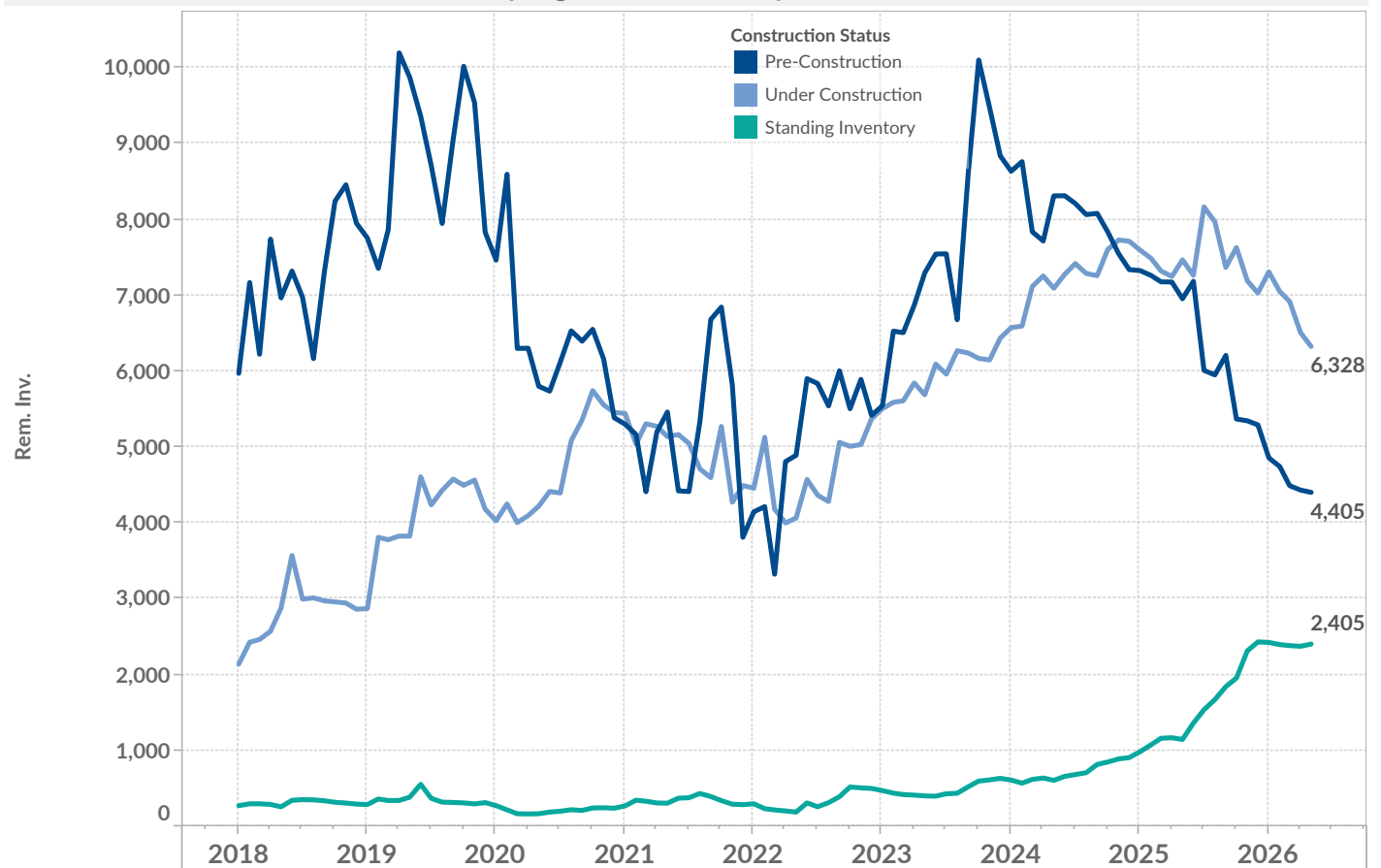


Remaining Inventory

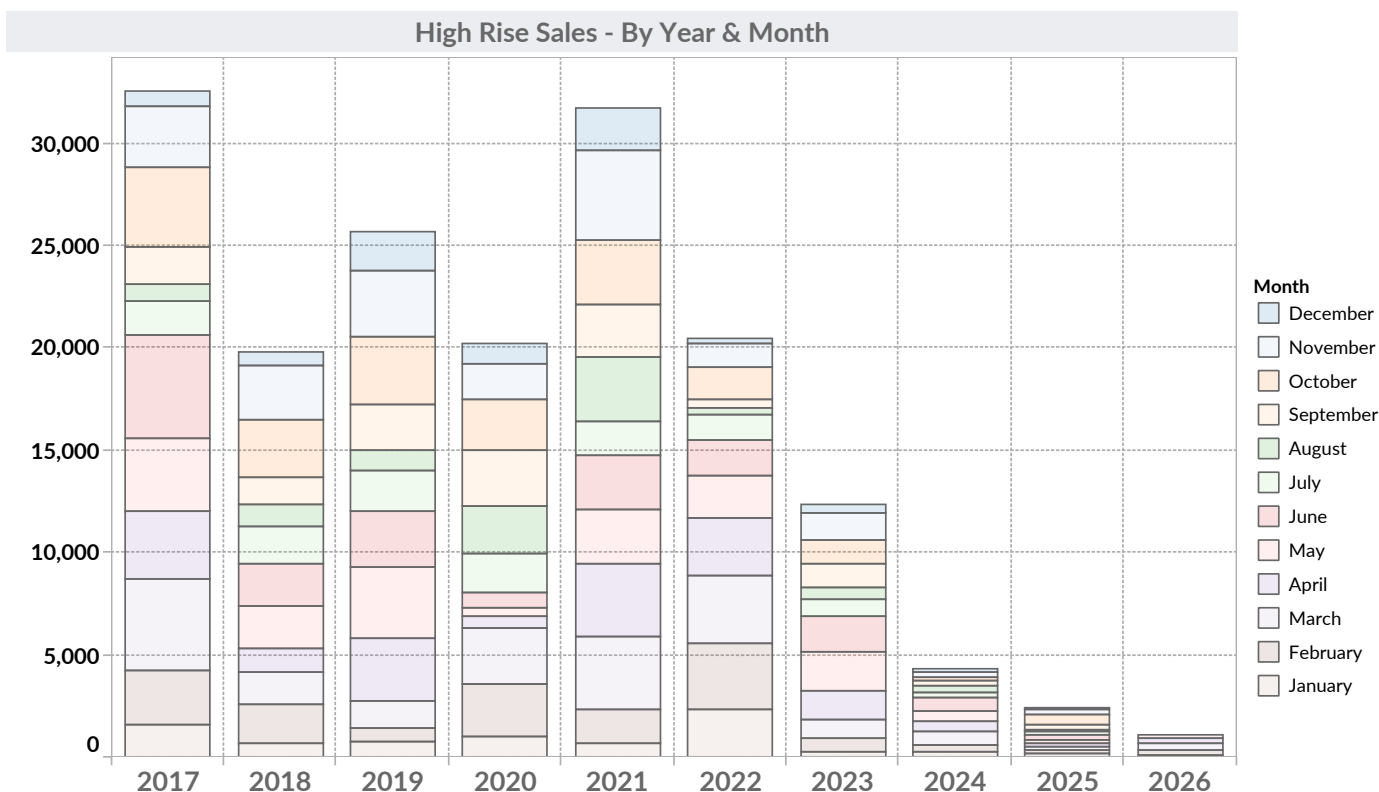
GTA - Monthly New Home Remaining Inventory



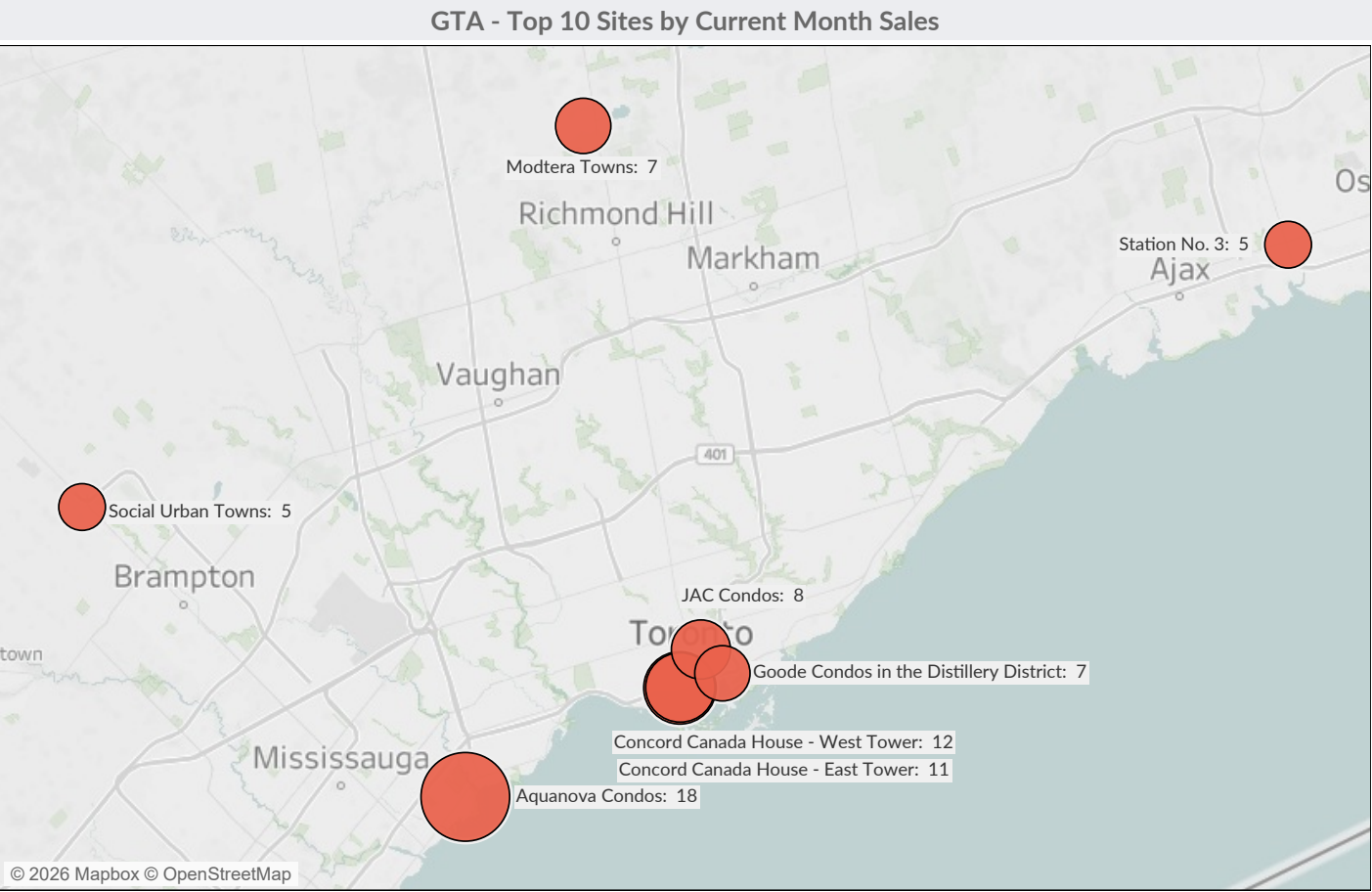
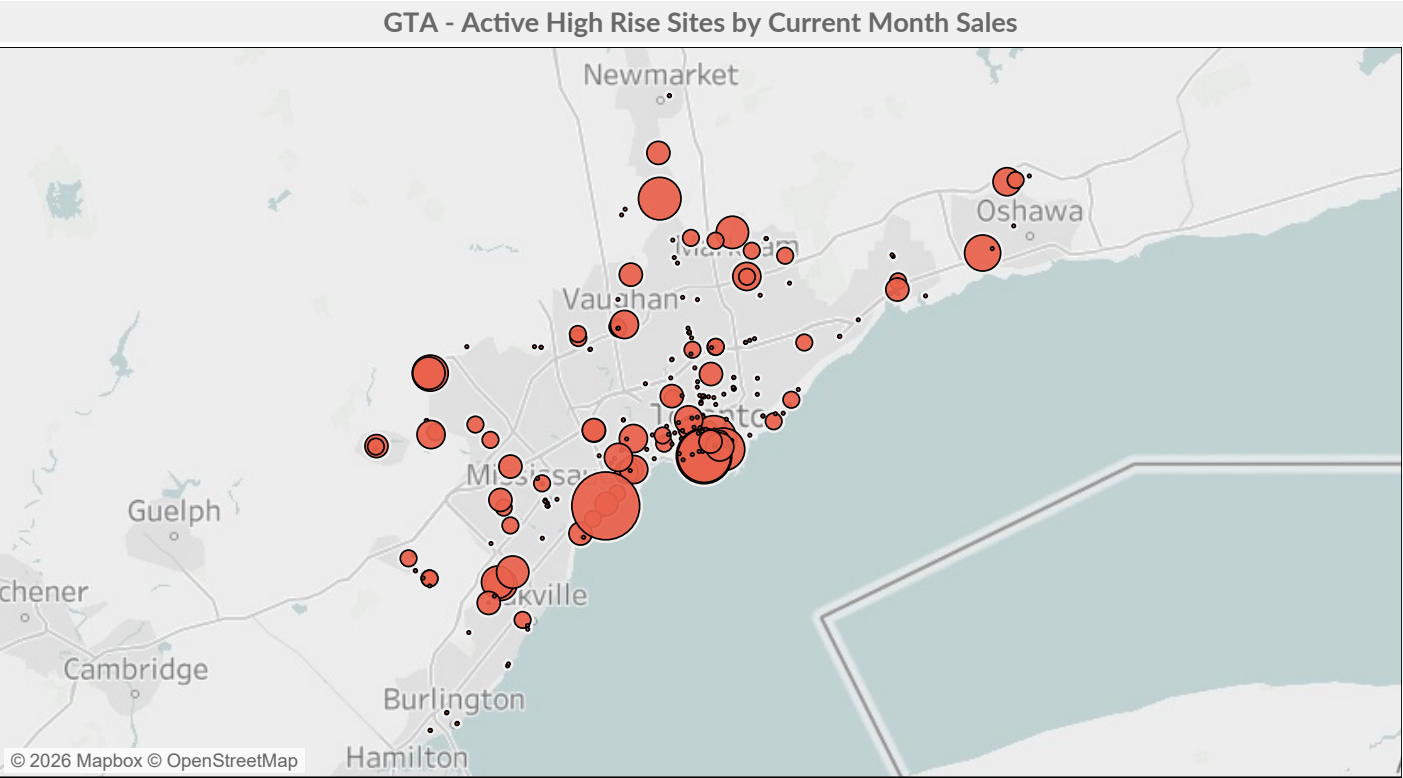
GTA - Monthly High Rise Rem. Inv. by Construction Status



Altus Group



Current Sites

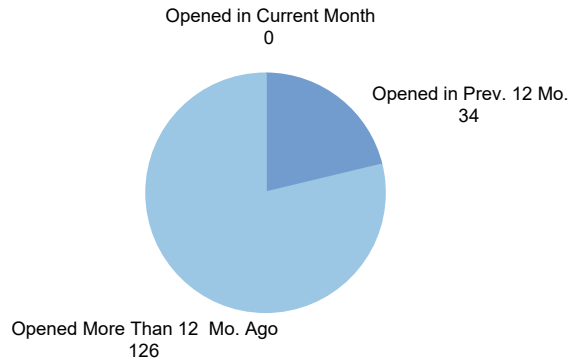


Monthly Sales Breakdown

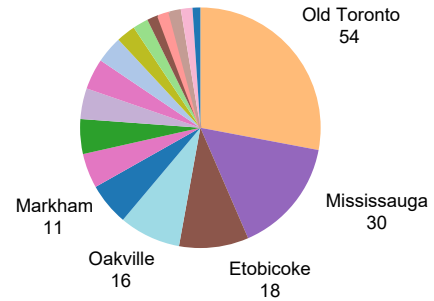


Current Month High Rise Sales Breakdown

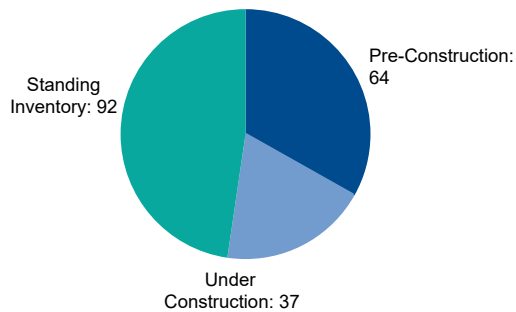
Sales by Opening Date (5 years)



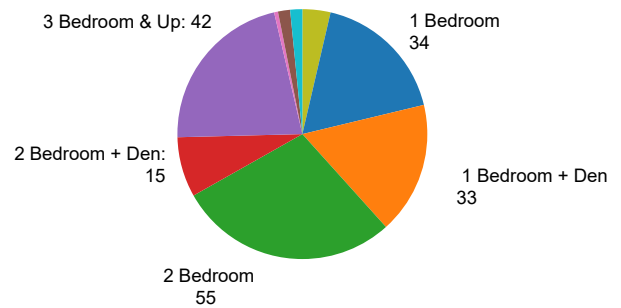
Sales by Municipality/Area



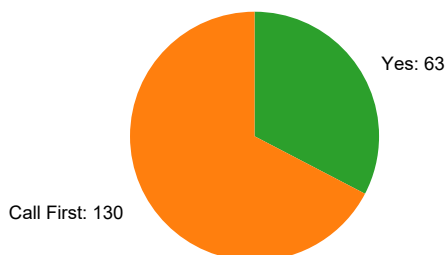
Sales by Const. Status



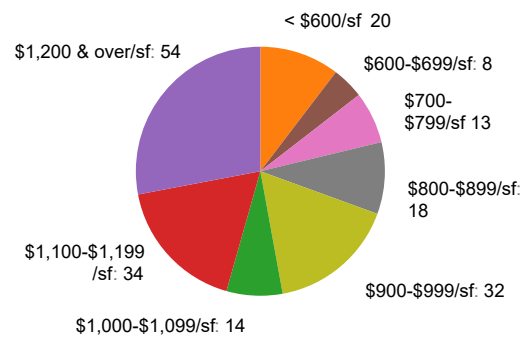
Sales by Unit Type



Sales by Sites with Broker Cooperation



Sales by Price Range



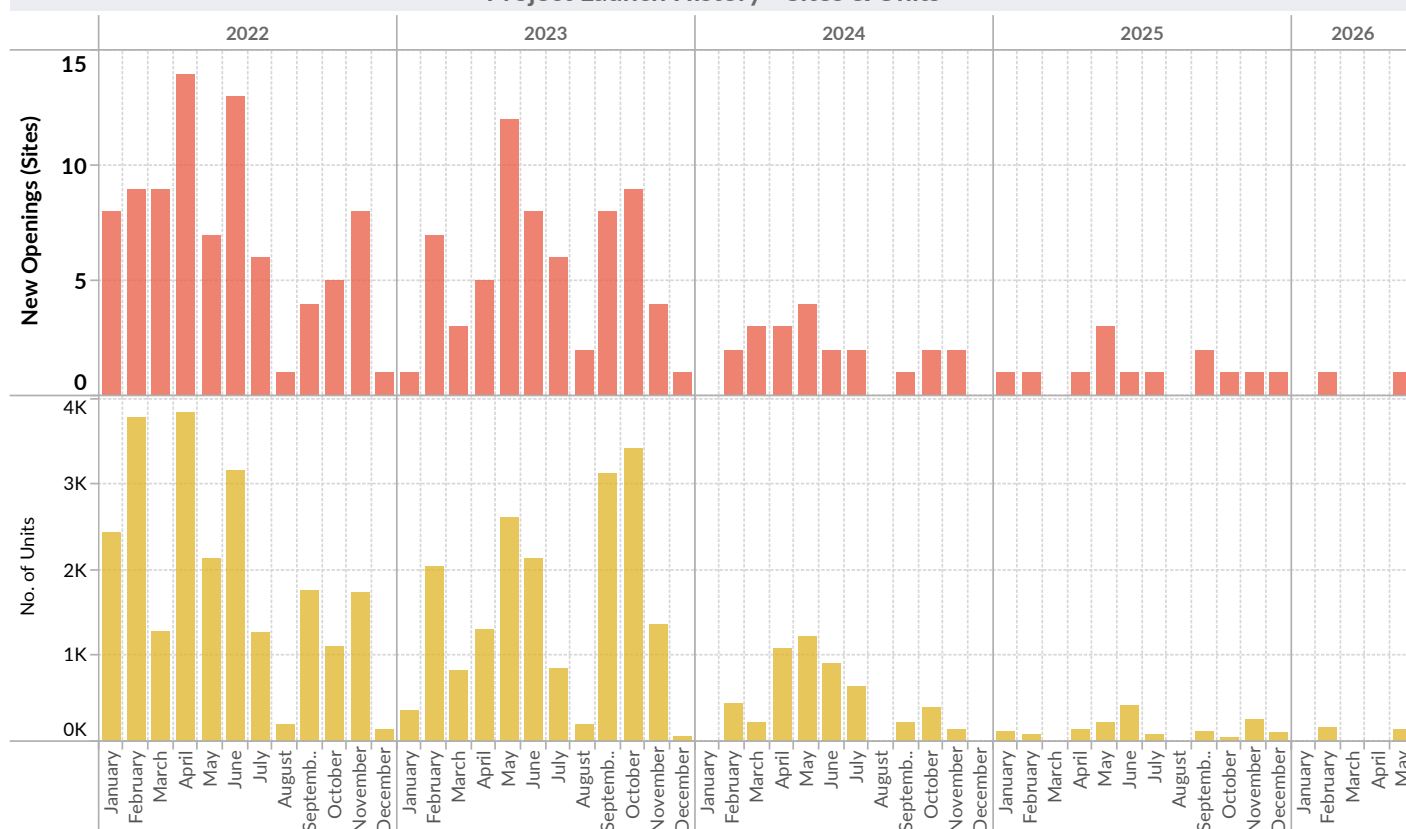
New Openings

May 2026 - New Project Launches

Site Name	Municipality	Opening Date	No. of Units *	Current Month Sales **	Rem Inv	Avg. Current Price Per Sq Fo..
Heights of Harmony - Minto Developments	Oshawa	5/30/2026	34	0	34	\$365
Grand Total			34	0	34	\$365

* Excludes unreleased units. ** Projects launched or commenced signings within 10 days of month end cannot report any firm sales until the following month due to rescission period.

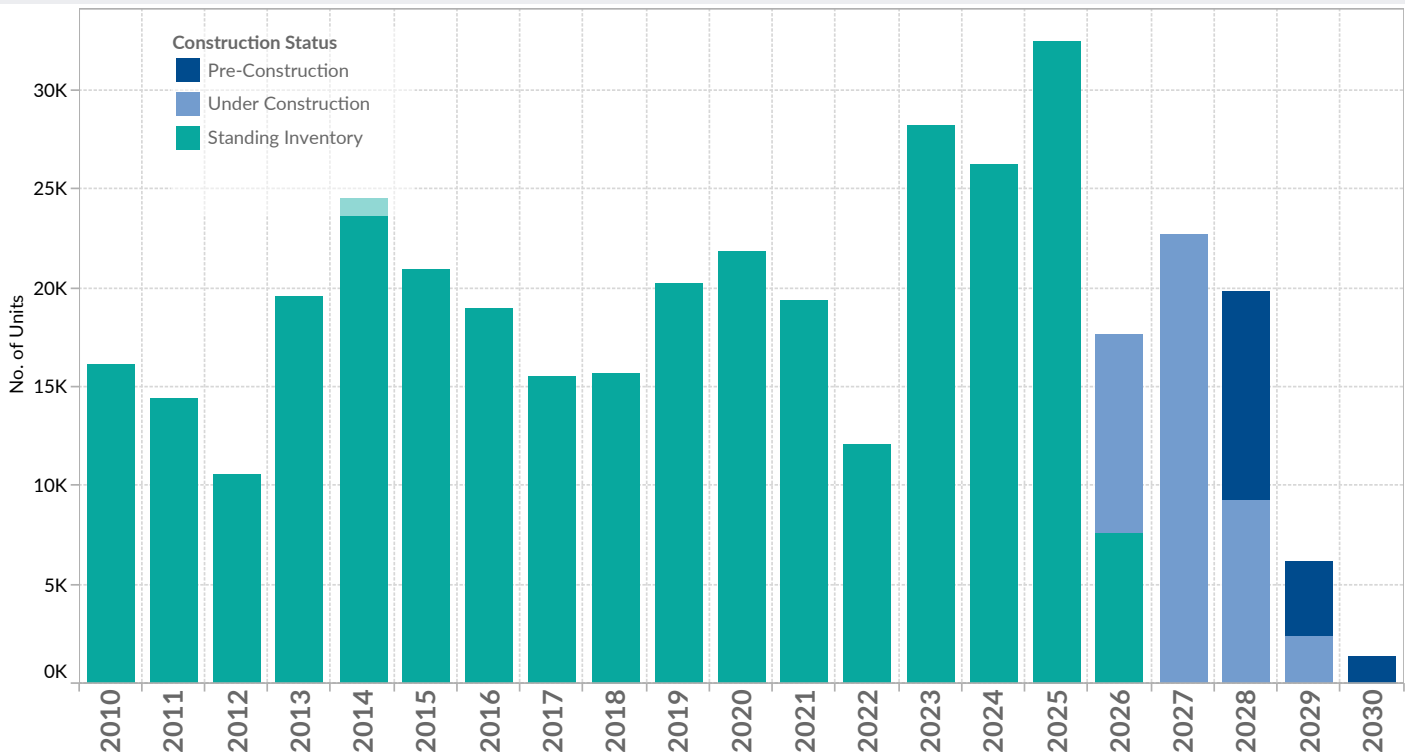
Project Launch History - Sites & Units



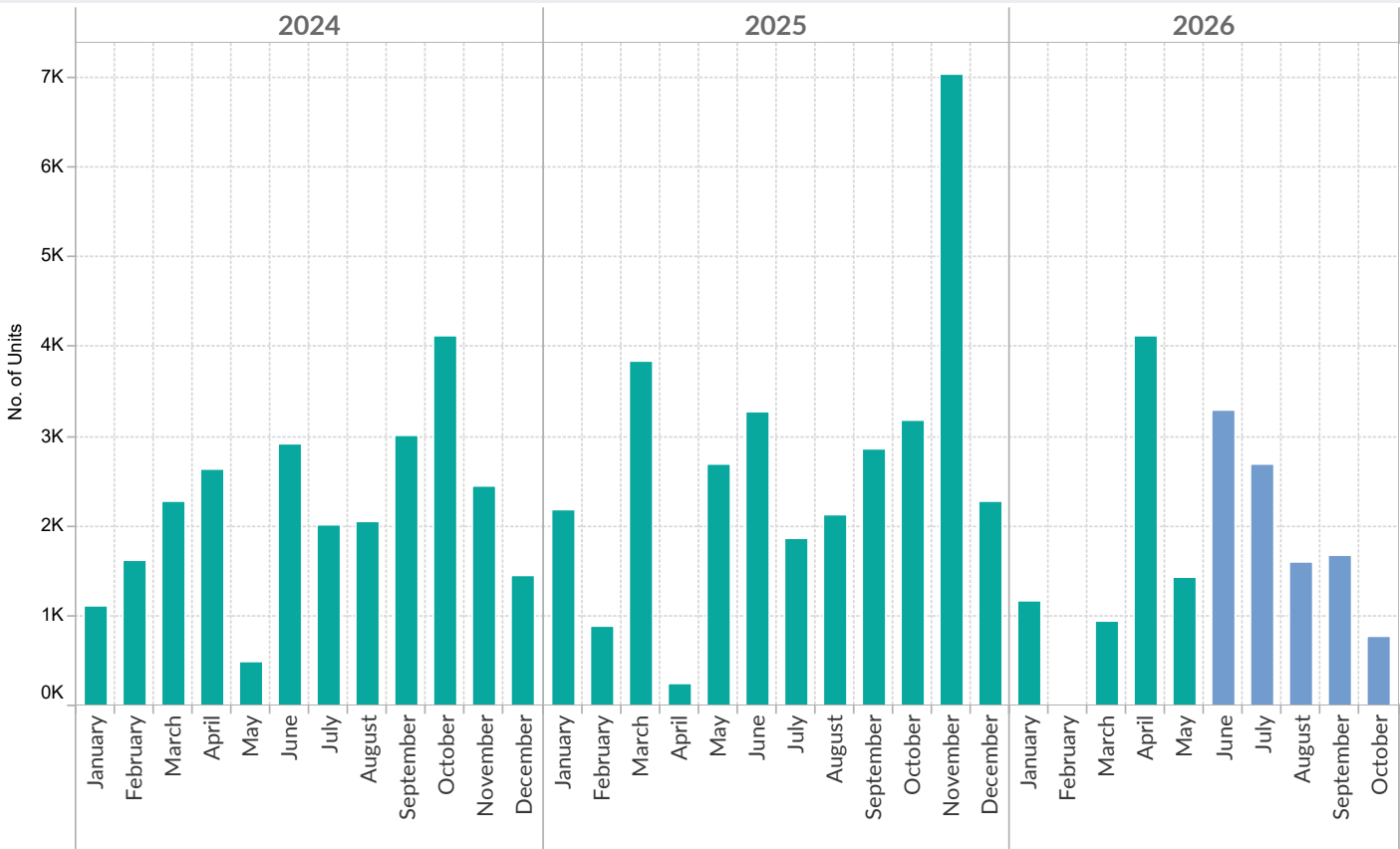
Scheduled Completions



GTA - Yearly Scheduled Completions by Current Construction Status



GTA - Monthly Scheduled Completions by Current Construction Status



Top Builders - YTD



GTA - Top High Rise Builders by YTD Sales

Builder	2026												Total	Market Share %
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Caivan	3	6	159	4	3								175	15.8%
Concord Adex	7	18	12	52	25								114	10.3%
Treasure Hill	4	42	15	26	4								91	8.2%
Branthaven Homes	0	10	12	29	4								55	5.0%
Greenpark Group	6	5	11	3	18								43	3.9%
Mattamy Homes	9	11	3	10	7								40	3.6%
Conservatory Group	1	5	3	22	1								32	2.9%
Daniels Corporation	2	4	6	14	4								30	2.7%
National Homes	5	8	4	7	1								25	2.3%
Aura Homes	9	7	1	1	7								25	2.3%
Aoyuan International	1	20	1	1	0								23	2.1%
Trinity Point Developments	0	0	0	20	2								22	2.0%
Brixen Developments Inc.	3	5	3	6	3								20	1.8%
Brookfield Residential	2	3	1	7	5								18	1.6%
Tridel	6	10	1	0	0								17	1.5%
Diamond Corp	2	5	2	3	4								16	1.4%
Graywood Developments	0	0	1	0	15								16	1.4%
Minto Developments	1	0	4	5	6								16	1.4%
Capital Developments	4	4	1	3	3								15	1.4%
Harhay Developments	0	2	2	4	7								15	1.4%
Lifetime Developments	2	3	2	2	4								13	1.2%
Marlin Spring Developments	0	3	2	3	5								13	1.2%
Devron	4	4	3	1	0								12	1.1%
Menkes	2	3	5	1	1								12	1.1%
City Park Homes	2	2	3	2	3								12	1.1%
Total (All 173 Builders)	112	222	300	281	193								1,108	

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.

Top Builders - Last 12 Months



GTA - Top High Rise Builders by Last 12 Month's Sales

Builder	2025							2026					Total	Market Share %
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May		
Greenpark Group	68	35	22	51	249	8	10	6	5	11	3	18	486	17.9%
Treasure Hill				0	104	66	12	4	42	15	26	4	273	10.1%
Trinity Point Developments	1	1	0	3	237	1	0	0	0	0	20	2	265	9.8%
Caivan	23	22	0	1	5	5	3	3	6	159	4	3	234	8.6%
Concord Adex	9	11	9	6	6	4	3	7	18	12	52	25	162	6.0%
Mattamy Homes	8	5	4	5	4	8	13	9	11	3	10	7	87	3.2%
Devron	1	0	2	25	24	9	5	4	4	3	1	0	78	2.9%
Branthaven Homes	0	0	0	0	0	0	0	0	10	12	29	4	55	2.0%
Brookfield Residential	16	2	1	10	3	4	0	2	3	1	7	5	54	2.0%
Daniels Corporation	2	6	2	1	4	6	2	2	4	6	14	4	53	2.0%
Marlin Spring Developments	10	8	4	9	4	4	0	0	3	2	3	5	52	1.9%
Conservatory Group	1	0	5	6	4	2	0	1	5	3	22	1	50	1.8%
Graywood Developments	11	2	6	3	3	1	0	0	0	1	0	15	42	1.5%
North Drive	2	4	4	5	6	6	3	0	1	3	3	2	39	1.4%
Aura Homes							12	9	7	1	1	7	37	1.4%
Aoyuan International	0	0	0	2	4	5	1	1	20	1	1	0	35	1.3%
National Homes	2	1	1	0	5	0	1	5	8	4	7	1	35	1.3%
Harhay Developments	3	4	3	3	3	3	0	0	2	2	4	7	34	1.3%
Diamond Corp	4	0	1	4	6	0	2	2	5	2	3	4	33	1.2%
ADI Development Group	0	0	1	0	10	7	5	6	0	1	1	0	31	1.1%
Menkes	6	2	3	2	3	1	2	2	3	5	1	1	31	1.1%
City Park Homes	3	3	2	3	3	1	3	2	2	3	2	3	30	1.1%
QuadReal Property Group	6	2	3	2	3	1	2	2	3	3	1	1	29	1.1%
Freed Developments Ltd.	5	4	2	3	3	2	2	3	1	1	1	0	27	1.0%
Lifetime Developments	0	0	0	10	3	1	0	2	3	2	2	4	27	1.0%
Total (All 176 Builders)	248	167	142	210	528	203	109	112	222	300	281	193	2,715	

Please Note: Sales in projects associated with more than one builder (ie: joint ventures) have been allocated in the full amount to each builder involved.



GTA - Top High Rise Sites by Current Month Sales				
Site Name	Municipality	Product Type	Unit Type	2026 May
Aquanova Condos - Greenpark Group	Mississauga	Apartment	1 Bedroom	4
			1 Bedroom + Den	7
			2 Bedroom + Den	6
			3 Bedroom & Up	0
			2 Bedroom	1
Total				18

Market Parameters by Area

Current Market Parameters & Trend by Area

Avg. Asking Price/SF

416 Area	East York	\$1,374/sf
	Etobicoke	\$1,126/sf
	North York	\$1,456/sf
	Old Toronto	\$1,731/sf
	Scarborough	\$1,140/sf
	York	\$1,784/sf
905 Area	905 All Muni.	\$1,077/sf

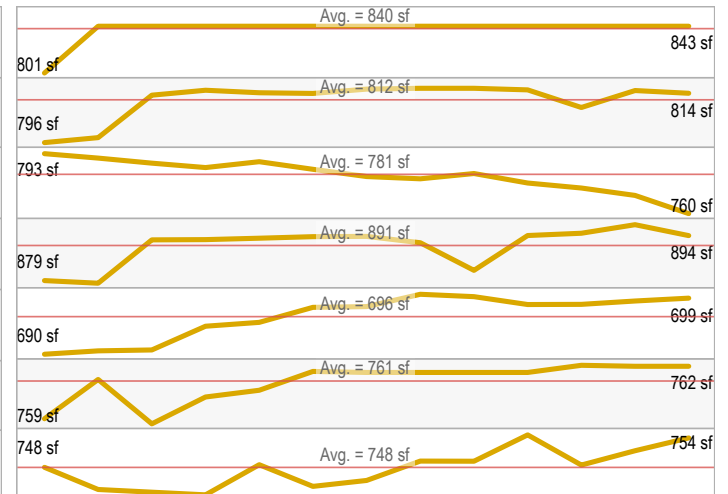
Last 13 Months



Avg. Remaining Unit Size (SF)

416 Area	East York	996 sf
	Etobicoke	785 sf
	North York	784 sf
	Old Toronto	833 sf
	Scarborough	711 sf
	York	835 sf
905 Area	905 All Muni.	760 sf

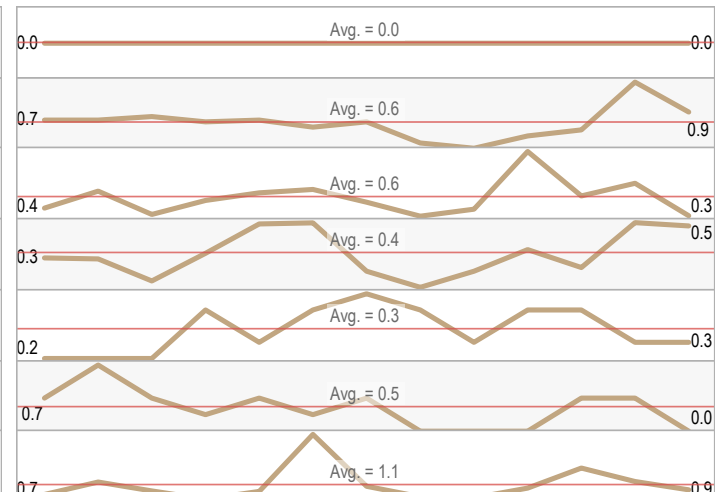
Last 13 Months



Avg. Absorption Rate (Sales/Site)

416 Area	East York	0.0
	Etobicoke	0.9
	North York	0.3
	Old Toronto	0.5
	Scarborough	0.3
	York	0.0
905 Area	905 All Muni.	0.9

Last 13 Months



Y./Y. Sales Comparison

Current Month Sales Compared to Previous Year by Submarket

Sub Market	Municipality	May 2025			May 2026		
		Apartment	Stacked	Total	Apartment	Stacked	Total
Bloor - Yorkville	Old Toronto	• 6		• 6	• 1		• 1
Central Waterfront	Old Toronto	• 2		• 2	• 2		• 2
Don Mills - York Mills	North York	• 3	• 0	• 3	• 2	• 0	• 2
Downtown Core	Old Toronto	• 0		• 0	• 2		• 2
Downtown East	Old Toronto	• 4		• 4	• 19		• 19
Downtown West	Old Toronto	• 20		• 20	• 23		• 23
Etobicoke Waterfront	Etobicoke	• 0		• 0			
Highway7 - Yonge	Richmond Hill	• 3	• 0	• 3	• 0	• 1	• 1
Mississauga City Centre	Mississauga	• 0		• 0	• 0		• 0
North Toronto	Old Toronto	• 3	• 0	• 3	• 0	• 0	• 0
North Yonge Corridor	North York	• 7		• 7	• 1		• 1
North York West	North York	• 2		• 2	• 3		• 3
Not Applicable	Ajax	• 0	• 0	• 0	• 0	• 0	• 0
	Aurora		• 0	• 0		• 2	• 2
	Brampton	• 4	• 2	• 6	• 3	• 4	• 7
	Burlington	• 1	• 0	• 1	• 0	• 0	• 0
	Caledon		• 0	• 0		• 9	• 9
	East York	• 0	• 0	• 0	• 0	• 0	• 0
	Etobicoke	• 16	• 0	• 16	• 17	• 1	• 18
	Halton Hills	• 1		• 1	• 3		• 3
	King	• 0		• 0	• 0		• 0
	Markham	• 1	• 1	• 2	• 7	• 4	• 11
	Milton	• 18		• 18	• 3		• 3
	Mississauga	• 9		• 9	• 30		• 30
	Newmarket	• 0		• 0	• 0		• 0
	Oakville	• 6		• 6	• 16		• 16
	Old Toronto	• 0		• 0	• 3		• 3
	Oshawa	• 0		• 0	• 4	• 0	• 4
	Pickering	• 27	• 0	• 27	• 3	• 0	• 3
	Richmond Hill		• 0	• 0		• 7	• 7
	Scarborough	• 2	• 0	• 2	• 3	• 0	• 3
	Vaughan	• 11		• 11	• 9		• 9
	Whitby	• 6		• 6	• 5		• 5
	York	• 2		• 2	• 0		• 0
Sheppard Corridor	North York	• 1	• 0	• 1	• 2		• 2
Thornhill	Markham	• 0		• 0	• 0		• 0
	Vaughan	• 0		• 0	• 0		• 0
Toronto East	Old Toronto	• 2		• 2	• 0		• 0
Toronto West	Old Toronto	• 2		• 2	• 4		• 4
Yonge - St. Clair	Old Toronto	• 0		• 0	• 0		• 0
Grand Total		• 159	• 3	• 162	• 165	• 28	• 193

Sales & Remaining Inventory

Last 12 Month's Sales & Remaining Inventory by Submarket

Last 12 Months - Sales					Remaining Inventory			
Sub Market	Municipality	Apartment	Stacked	Total	Apartment	Stacked	Total	
Bloor - Yorkville	Old Toronto	• 37		• 37	• 404		• 404	
Central Waterfront	Old Toronto	• 17		• 17	• 905		• 905	
Don Mills - York Mills	North York	• 39	• 4	• 43	• 64	• 8	• 72	
	Old Toronto							
Downtown Core	Old Toronto	• 11		• 11	• 430		• 430	
Downtown East	Old Toronto	• 55		• 55	• 662		• 662	
Downtown West	Old Toronto	• 237		• 237	• 772		• 772	
Etobicoke Waterfront	Etobicoke	• 25		• 25				
Highway7 - Yonge	Markham							
	Richmond Hill	• 21	• 3	• 24	• 154	• 19	• 173	
Mississauga City Centre	Mississauga	• 14		• 14	• 632		• 632	
North Toronto	North York							
	Old Toronto	• 44	• 0	• 44	• 286	• 4	• 290	
North Yonge Corridor	North York	• 79		• 79	• 670		• 670	
North York East	North York							
North York West	North York	• 59		• 59	• 504		• 504	
Not Applicable	Ajax	• 0	• 4	• 4	• 34	• 4	• 38	
	Aurora		• 4	• 4		• 3	• 3	
	Brampton	• 36	• 103	• 139	• 64	• 120	• 184	
	Burlington	• 45	• 4	• 49	• 207	• 21	• 228	
	Caledon		• 9	• 9		• 35	• 35	
	Clarington							
	East York	• 0	• 0	• 0	• 46	• 4	• 50	
	Etobicoke	• 137	• 4	• 141	• 856	• 106	• 962	
	Georgina							
	Halton Hills	• 7		• 7	• 70		• 70	
	King	• 2		• 2	• 181		• 181	
	Markham	• 36	• 170	• 206	• 246	• 42	• 288	
	Milton	• 297		• 297	• 309		• 309	
	Mississauga	• 340	• 152	• 492	• 1,592		• 1,592	
	Newmarket	• 3		• 3	• 43		• 43	
	Oakville	• 150		• 150	• 285		• 285	
	Old Toronto	• 7		• 7	• 147		• 147	
	Oshawa	• 7	• 0	• 7	• 224	• 34	• 258	
	Pickering	• 53	• 0	• 53	• 643	• 6	• 649	
	Richmond Hill		• 37	• 37		• 63	• 63	
	Scarborough	• 47	• 0	• 47	• 340	• 3	• 343	
	Uxbridge							
	Vaughan	• 117	• 104	• 221	• 712		• 712	
	Whitby	• 54		• 54	• 22		• 22	
	Whitchurch-Stouffville							
	York	• 16		• 16	• 196		• 196	
Scarborough City Centre	Scarborough							
Sheppard Corridor	North York	• 47	• 1	• 48	• 313		• 313	
Thornhill	Markham	• 2		• 2	• 24		• 24	
	Vaughan	• 4		• 4	• 6		• 6	
Toronto East	East York							
	Old Toronto	• 11		• 11	• 166		• 166	
Toronto West	Old Toronto	• 52		• 52	• 307		• 307	
Yonge - St. Clair	Old Toronto	• 8		• 8	• 150		• 150	
Grand Total		• 2,116	• 599	• 2,715	• 12,666	• 472	• 13,138	



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